

**TOWN OF DAVIE**  
**PLANNING AND ZONING DEPARTMENT**  
**PLANNING REPORT**

**DATE:** March 25, 1999

**REFERENCE:** Plat - P 10-8-98

**PLAT NAME:** Sessoms

**APPLICANT:** Surveyor: Stephen H. Gibbs Land Surveyors, Inc.  
Owner: Fletcher Sessoms

**ANALYSIS:** Land Use/Zoning: Commercial/B-1 & B-2  
Location: Generally located in the northeast corner of NW 75th Avenue and Davie Road Extension.  
Development Review Committee: see attached summary.

The proposed plat consists of approximately 1.78 acres. Proposed for the site is 9,191 square feet of office use on Parcel "A", with access provided from Davie Road Extension.

The plat is in conformance with Town Code requirements and can be considered in final form.

**RECOMMENDATION:** The Planning and Zoning Department, therefore, recommends **APPROVAL** of the proposed plat subject to the following:

1. Sufficient capacity of the regional road network as determined by Broward County.
2. Prior to plat recordation:
  - a. Provide date in the Surveyor's Certificate.
  - b. Dimension the access opening location.

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report (3-0, Mr. Davenport and Mr. Pisula absent), March 24, 1999.

**Note:** In order to obtain the final signature prior to plat recordation or expiration from the Town of Davie Development Services Department, the petitioner or property owner must provide the Development Services Department notice of at least 3 business days, but no more than 10 business days prior.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat of the subdivision to be known as the SESSOMS PLAT has been approved by the Town Planning and Zoning Board on March 24, 1999.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat of the subdivision known as the SESSOMS PLAT is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999

**TOWN OF DAVIE**  
**DEVELOPMENT REVIEW REPORT**

**Name:** Sessoms Plat

**Date:** March 9, 1999

**Number:** P 10-8-99

**PROJECT DESCRIPTION**

**Location:** Generally located at the northeast corner of Davie Road Extension and NW 75 Avenue.

**Platted:** Yes \_\_ No X      **Required:** Yes X No \_\_

**Acreage/Existing use:** 1.78 acres/Vacant

**Proposed Use/Density:** 9,191 square feet of office

**Land Use/Zoning:** Commercial/B-1 & B-2

**Existing Uses:**

**North:** Multi-family Residential/Vacant

**South:** Commercial

**East:** Vacant

**West:** Vacant

**Adjacent Land Use/Zoning:**

**North:** Residential 10 & 16 du/ac/RM-16 & CF

**South:** City of Hollywood

**East:** City of Hollywood

**West:** Commercial/B-2

**SERVICES**

**Wastewater:** Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

**Potable Water:** Located within Town of Davie service area unless otherwise provided for by the Town of Davie.

**Future Land Use Plan:** Consistent with plan designation.

**Drainage:** Must meet District and Town retention requirements.

**Solid Waste:** Provider - Private carting company.

**Building :** No adverse comments.

**Utilities:** No adverse comments.

**Engineering:** No adverse comments.

**Police:** No adverse comments.

**Fire Protection:** See attached comments.

**Florida Power & Light:** See FPL for comments (Lynn Shatas at 321-2215)

**Parks and Recreation:** No adverse comments.

**Regional Transportation:** Impacts Davie Road Extension.

EXISTING ZONING: B-1 & B-2  
PROPOSED ZONING: B-1 & b-2  
LAND USE DESIGNATION: Commercial

TOWN OF DAVIE USE ONLY	
PLAT NO.	<u>P 10-4-98</u>
FEE.	<u>\$ 1180.00</u>
Receipt No.	<u>7293</u>

RECEIVED  
2 1998

TOWN OF DAVIE  
PLAT REVIEW APPLICATION

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
TOWN OF DAVIE PLANNING & ZONING DEPARTMENT Make Checks payable to TOWN OF DAVIE

DATE FILED: 10/27/98 FINAL PLAT: \_\_\_\_\_  
PRELIMINARY PLAT: X NON-RESIDENTIAL: \_\_\_\_\_  
RESIDENTIAL: \_\_\_\_\_ ACREAGE: 2.22 acres  
NO. OF UNITS: \_\_\_\_\_

PROPOSED SUBDIVISION NAME: Sessoms Plat  
ADDRESS AND/OR LOCATION: 7485 DAVIE RD. EXT.  
LEGAL DESCRIPTION: See Attached

NAME OF OWNER OF PROPERTY: Fletcher Sessoms  
ADDRESS: Sessoms Construction Co., 7777 Davie Road Extension, Davie, FL 33024

REGISTERED ENGINEER/SURVEYOR RESPONSIBLE FOR PLAT: Stephen Gibbs  
ADDRESS: 2131 Hollywood Blvd. PHONE: 954-923-7666  
Hollywood, FL 33021

\*\*\*\*\*

OFFICE USE ONLY

Approved as to form: GLB 11/10/98 Fee paid: \$450.00  
Development Review Committee: 11/10/98  
Planning and Zoning Board: 12/9/98 3/24/99  
Town Council: 4/7/99

Fletcher Sessions  
OWNER'S NAME(S)

[Signature]  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

7777 Davie Road Extension  
ADDRESS

Davie, FL 33024  
CITY, STATE, ZIP

\*954-431-7900  
PHONE

The foregoing instrument was acknowledged before me  
this 28th day of October, 1998, by  
Fletcher Sessions who is personally  
known to me or who has produced

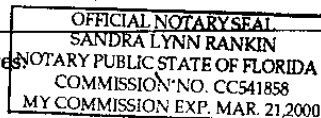
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Christopher Cutro  
PETITIONER'S NAME

PETITIONER'S SIGNATURE

2699 Stirling Road, # C-301  
ADDRESS

Ft. Lauderdale, FL 33312  
CITY, STATE, ZIP

954-920-2205  
PHONE

The foregoing instrument was acknowledged before me  
this 27th day of October, 1998, by  
Christopher Cutro who is personally  
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: 10/27/98

My Commission Expires: \_\_\_\_\_



RHONDA N. MILROT  
COMMISSION # CC765583  
EXPIRES AUG 22, 2002  
BONDED THROUGH  
ADVANTAGE NOTARY

OFFICE USE ONLY

PLANNING AND ZONING BOARD RECOMMENDATION:  
03/24/99 - approval subject to the planning report

Fletcher Sessoms  
OWNER'S NAME(S)

\_\_\_\_\_  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

7777 Davie Road Extension  
ADDRESS

Davie, FL 33024  
CITY, STATE, ZIP

954-431-7900  
PHONE

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by  
\_\_\_\_\_ who is personally  
known to me or who has produced \_\_\_\_\_

\_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Christopher Gutro  
PETITIONER'S NAME

  
PETITIONER'S SIGNATURE

2699 Stirling Road, # C-301  
ADDRESS

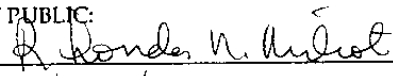
Ft. Lauderdale, FL 33312  
CITY, STATE, ZIP

954-920-2205  
PHONE

The foregoing instrument was acknowledged before me  
this 27th day of October, 1998, by  
Christopher Gutro who is personally  
known to me ~~or who has produced~~ \_\_\_\_\_

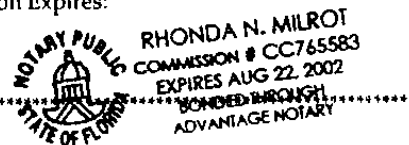
\_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: 

Print: 10/27/98

My Commission Expires: \_\_\_\_\_

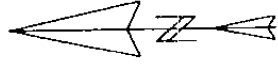


\*\*\*\*\*  
OFFICE USE ONLY

## DESCRIPTION

ALL THAT PART OF TRACTS 61 AND 62 OF A.J. BENDLE SUBDIVISION OF SECTION 3 TOWNSHIP 51 SOUTH, RANGE 41 EAST AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT OF-WAY LINE OF DAVIE ROAD EXTENSION AS NOW EXISTING AND IN USE.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.  
CONTAINING 2.11 ACRES (92,172 SQUARE FEET), MORE OR LESS.



SCALE: 1" = 60'

